

Arboricultural Mortgage Report

Peter Martin

33 Chorlton Road

Manchester

M21 9FQ

14/06/2017

U R B A N
G R E E N



Quality Management

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Contents

1	Introduction.....	1
1.1	Instructions and references.....	1
1.2	Scope and limitations of the report.....	1
2	Site Overview	2
2.1	Location	2
2.2	Property Description	2
2.3.	Tree Preservation Order and Conservation Area Status.....	3
2.4.	Building Foundations	3
2.4	Trees with High Water Demand	3
2.5	Trees with Moderate Water Demand	3
2.6	Trees with Low Water Demand	3
2.7	Tree Proximity Data.....	3
3	Discussions, Conclusions and Recommendations	4
3.1	Discussions.....	4
3.2	Conclusion and Recommendation	4

Appendix 1 – Site Plans

1 Introduction

1.1 Instructions and references

- 1.1.1. Urban Green have been instructed by Mr Martin to conduct an Arboricultural report that concentrates on the species and location of existing trees and major shrub groups and hedges, with reference to existing buildings. The primary focus of this report will be to identify issues affecting the property which future owners, lenders and insurers would wish to be aware of. This is followed by recommending appropriate options for on-going management in respect of any risk that they may pose to people and property, (i.e. for sound arboricultural management reasons in accordance with current industry guidelines).
- 1.1.2. We have not been provided with any documentation regarding foundation depth or utility plans. We have been provided with the building survey produced by Kershaw Surveyors (ref-17.030).

1.2 Scope and limitations of the report

- 1.1.3. This report is based on a survey carried out from ground level. No climbed inspections or specialist decay detection was undertaken. Only trees with a stem diameter over 75mm are included which lie either within the site boundary or close enough to potentially affect persons or property within the site boundary.
- 1.1.4. The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 1.1.5. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.
- 1.1.6. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 1.1.7. Trees have the potential to cause indirect damage to existing and proposed structures by desiccation of the soil. Where soils are suspected to be shrinkable, they should be analysed by laboratory testing to determine the plasticity index. This will allow management decisions to be made relating to foundation depths, new planting and the effect of tree removals.
- 1.1.8. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 1.1.9. Potentially hazardous trees are highlighted and appropriate recommendations are made. However, this report should not be seen as a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2 Site Overview

2.1 Location

2.1.1. The property is located at 33 Chorlton Green, Manchester, M21 9FQ. The OS Grid Reference is SJ 8134693552.

2.1.2. The survey was limited to the area shown in Figure 1.

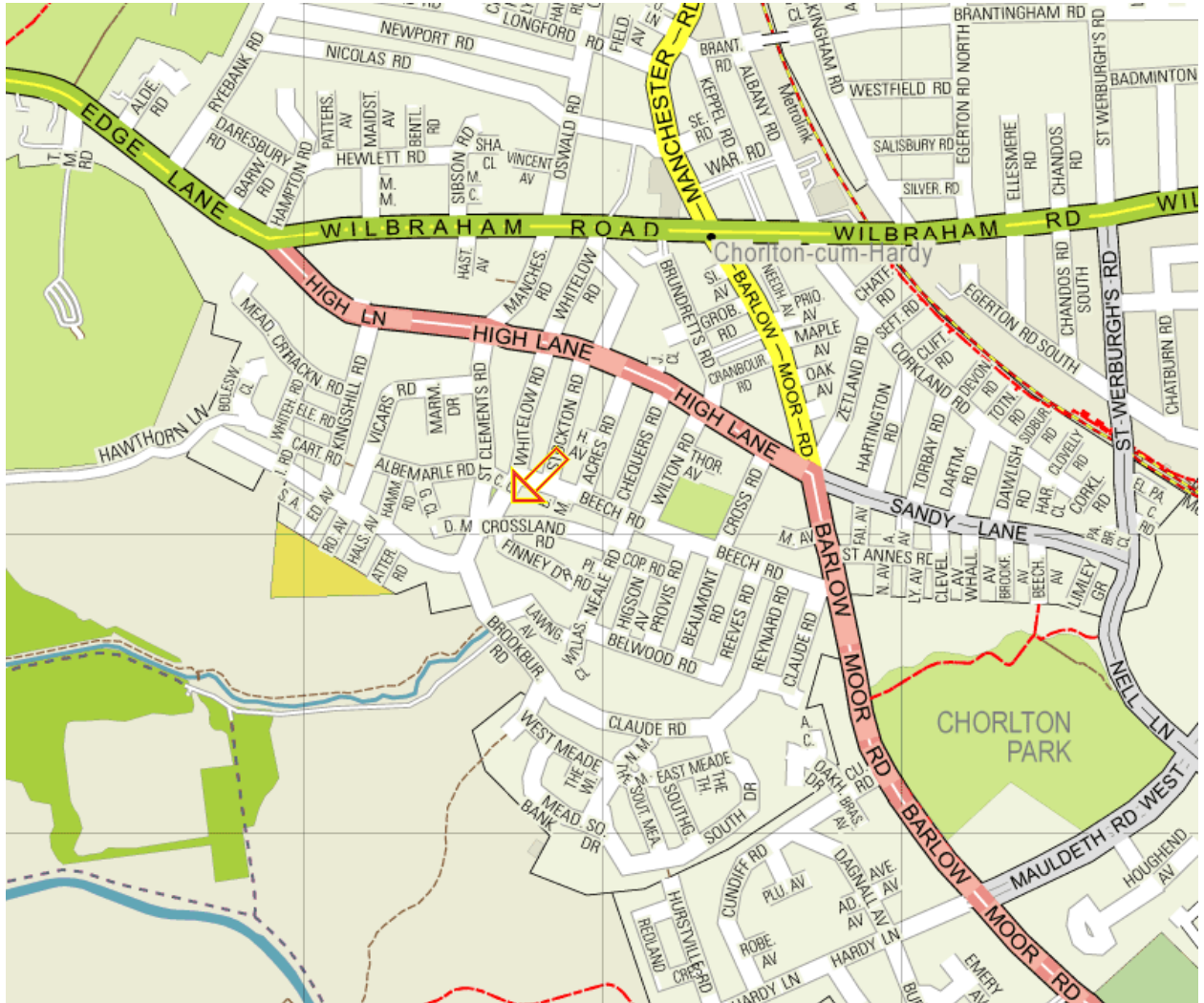


Figure 1 – Extent of survey

2.2 Property Description

2.2.1. The property has been estimated by the surveyor to be around 140 years old.

2.2.2. During the site visit no signs of structural damage to the property were seen that could be attributed to the trees on site.

2.3. Tree Preservation Order and Conservation Area Status

- 2.3.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 2.3.2. We are currently awaiting confirmation from Manchester City Council regarding the TPO status of trees at the property.
- 2.3.3. The property sits within Chorlton Green Conservation Area.
- 2.3.4. In a Conservation Area, all trees greater than 75mm in diameter at 1.5m above ground level are protected. Where tree work is required in a Conservation Area, a Section 211 notice of intent must be submitted the Local Planning Authority who have six weeks to decide to either make a TPO or allow the work to proceed.
- 2.3.5. The proposed work can proceed after six weeks as it is presumed that the Local Authority consents if they have not responded in that time.

2.4. Building Foundations

- 2.4.1. Data regarding the depth and type of foundations to the structure on the site have not been provided for consideration and comment.

2.4 Trees with High Water Demand

- 2.5.1. The following trees were found to be high water demand – n/a

2.5 Trees with Moderate Water Demand

- 2.6.1. The following trees were found to be moderate water demand trees – T1

2.6 Trees with Low Water Demand

- 2.7.1. The following trees were found to be low water demand – n/a

2.7 Tree Proximity Data

- 2.8.1. For the purpose of this report, approximate distances from the building have been ascertained by using satellite imagery software and utilising measurements taken onsite.
- 2.8.2. The following table identifies approximate distances in metres from the tree stem to the nearest part of the building (Tree Location Plan – Appendix 1).

Table 1 – Tree distances from building

Tree Ref	Distance (m)
T1	2.5m
H2	1.5m
T3	3.9m
H4	2.1m

3 Discussions, Conclusions and Recommendations

3.1 Discussions

- 3.1.1. T1 is an early mature horse chestnut (*Aesculus hippocastanum*), approximately 2.5m away from the south west corner of the house.
- 3.1.2. The tree has been regularly pollarded at a height of 4.5m and is relatively small and unremarkable. Regrowth at the pollard points shows evidence of decay and there are poor attachments. The tree will need to be re-pollarded on a regular basis to maintain its height and prevent the attachment points being overloaded.
- 3.1.3. There are fungal fruiting bodies in the crown, which were not identified from ground level. The tree also has horse chestnut leaf miner and horse chestnut bleeding canker with bacterial exudate on the main stem.
- 3.1.4. The combination of the above problems leads to the conclusion that the tree's life expectancy is likely to be considerably reduced.
- 3.1.5. H2 is a mixed species hedge consisting of holly (*Ilex aquifolium*), *Lonicera* and yew (*Taxus baccata*). It has been formally maintained at 2m high.
- 3.1.6. There are no issues with this hedge, although it will require regular trimming to maintain.
- 3.1.7. T3 is a small bay tree (*Laurus nobilis*), directly adjacent to the neighbouring property but is of insignificant size to cause any issues.
- 3.1.8. H4 is a golden Leyland cypress hedge (*x Cupressocyparis 'Castlewellan Gold'*). The individual specimens within the hedge are poor specimens in a moribund state.
- 3.1.9. Trial pits dug on site, used a soil auger to reach a depth of 500-600mm. The samples were predominantly comprised of organic matter with sand throughout.
- 3.1.10. Local borehole records found on the British Geological Society also confirm that the local ground conditions comprise of sand up to 4m with clay at approximately 5m.

3.2 Conclusion and Recommendation

- 3.2.1. T1, the horse chestnut, will require periodic pollarding to maintain its size and it has a reduced life expectancy due to the combination of defects. Whilst currently in an acceptable condition, its removal is likely to be required in the near future.
- 3.2.2. T3, the small bay tree is in an acceptable condition at present, however, due to its position, is also likely to require removal in the near future.
- 3.2.3. H4, the Leyland hedge, is in a poor condition. The species are not suited to the small space in the rear garden and should be removed.
- 3.2.4. There was no evidence of direct root damage at the property.
- 3.2.5. Movement in properties associated with trees is usually attributed to clay content in the soil. Given that the soil type was predominantly sand and there is currently no evidence of damage the influence of the trees on the property is limited.

Appendix 1 – Plans

- Tree Location Plan

Whitelow Road

H2

Grass

Grass

33 Chorlton Green

H4

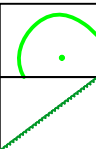
Crossland D

T1

T3

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Notes:-



Approximate tree location.

Approximate hedge location.

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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Client:
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Project:
33 Chorlton Green, Manchester

Title:
Tree Location Plan

Project: Information			
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